

TEXAS TRANSPORTATION COMMISSION

HAYS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the City of Kyle, Hays County, on I-35, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 178, at Page 98, of the Deed Records of Hays County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (tract), is no longer needed for a state highway purpose.

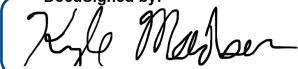
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

I35 Kyle Crossing Lot 4, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$16,784.25.

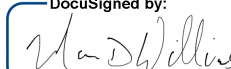
The commission finds \$16,784.25 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to I35 Kyle Crossing Lot 4, Ltd., a Texas limited partnership, for \$16,784.25.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116110 September 30, 2021

Minute Number	Date Passed
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Exhibit "A"

Drainage Easement Release

Lot 4

FIELD NOTE DESCRIPTION

BEING A 0.0893 ACRE (3,892 SQUARE FEET) TRACT OF LAND LOCATED IN LOT 4, KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A, KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A (KYLE TOWNE CENTER), A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 20015578, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING A PART OF THAT 0.601 ACRE CHANNEL EASEMENT CONVEYED BY LAURA B. NEGLEY, ETAL, TO THE STATE OF TEXAS IN A DOCUMENT RECORDED IN VOLUME 178, PAGE 98, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID LOT 4 BEING CONVEYED TO I35 KYLE CROSSING LOT 4, LTD. IN A DEED RECORDED IN DOCUMENT NO. 20030757, OF SAID OFFICIAL PUBLIC RECORDS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found in the south line of said Lot 4, for a common corner of said Lot 4, and Lot 6, KYLE TOWNE CENTER;

THENCE, with the common line of said Lot 4 and Lot 6, being -a non-tangent curve to the right, having a radius of 938.00 feet, an arc length of 9.37 feet, a delta angle of 00°34'20", and a chord which bears South 78°58'11" East, a distance of 9.37 feet to the POINT OF BEGINNING (N:13925055.20, E:2332951.33) of the herein described tract, same being the intersection of the westerly line of said Channel Easement with said common line;

THENCE, North 28°14'11" East, departing said common line with the westerly line of said Channel Easement and over and across said Lot 4, a distance of 33.03 feet to the beginning of a non-tangent curve in the common line of said Lot 4 and said Lot 5, KYLE TOWNE CENTER;

THENCE, over and across said Channel Easement with the common line of said Lot 4 and Lot 5, and said non-tangent curve to the left, having a radius of 185.00 feet, an arc length of 33.63 feet, a delta angle of 10°24'55", and a chord which bears North 47°27'26" East, a distance of 33.58 feet to the intersection of said common line with the northerly line of said Channel Easement;

THENCE, departing said common line with said northerly line and the easterly line of said Channel Easement, and over and across said Lot 4 the following two (2) courses and distances:

1. South 61°45'49" East, a distance of 63.94 feet;
2. South 28°14'11" West, a distance of 45.27 feet to the intersection of the common line of said Lot 4 and Lot 6 with the said easterly line, from which a 1/2 inch iron rod with cap

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	185.00'	33.63'	10°24'55"	N47°27'26"E	33.58'
C2	938.00'	77.51'	4°44'04"	N76°18'59"W	77.49'
C3	938.00'	9.37'	0°34'20"	S78°58'11"E	9.37'
C4	938.00'	146.50'	8°56'55"	S69°28'29"E	146.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°14'11"E	33.03'
L2	S28°14'11"W	45.27'

LEGEND

▲	COTTON SPINDLE SET
■	TxDOT TYPE I MONUMENT FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊗	"X" OR PUNCH MARK SET/FOUND
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
PR	PLAT RECORDS, HAYS CO., TX
DR	DEED RECORDS, HAYS CO., TX
OPR	OFFICIAL PUBLIC RECORDS, HAYS CO., TX
DA	CAP STAMPED "DOUCET & ASSOCIATES"
AC.	ACRE(S)
S.F.	SQUARE FEET
—————	BOUNDARY LINE
—————	ADJOINER BOUNDARY LINE
— — — — —	EASEMENT LINE

BEARING BASIS: COMMON LINE OF LOT 12 AND LOT 13,
KYLE TOWNE CENTER. (SOUTH 60°27'21" EAST)

ALL COORDINATES NOTED HEREON ARE SURFACE
COORDINATES.

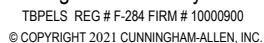


Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900
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TECH: DK



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